



Garrison Watch | 5536 Sackville Street, Halifax, NS

# Prime Corner Retail Space in Downtown Halifax for Lease

**Greg Taylor, SIOR**

Managing Director | Broker  
+1 902 422 1423 (Direct)  
+1 902 233 6298 (Mobile)  
[Greg.Taylor@colliers.com](mailto:Greg.Taylor@colliers.com)

**Linda Harrie**

Senior Vice President | Sales and Leasing  
+1 902 425 4396 (Direct)  
+1 902 830 3360 (Mobile)  
[Linda.Harrie@colliers.com](mailto:Linda.Harrie@colliers.com)

# Property Overview

## Corner retail space with an exceptional downtown Halifax location.

Positioned in the heart of Downtown Halifax, 5536 Sackville Street offers retailers an opportunity to create a presence in one of the city's busiest locations. Located just steps from Spring Garden Road, Halifax Public Gardens, and Citadel Hill, the property benefits from exceptional visibility, and strong pedestrian & vehicular activity throughout the day and evening.

|                   |                                                                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Address  | Garrison Watch<br>5536 Sackville Street, Halifax, NS                                                                                                                                                                                                                                                                                          |
| Available Area    | 4,549 SF                                                                                                                                                                                                                                                                                                                                      |
| Net Rent          | \$22.00 PSF                                                                                                                                                                                                                                                                                                                                   |
| CAM & Taxes       | \$8.00 PSF (2026) est.                                                                                                                                                                                                                                                                                                                        |
| Available         | Immediately                                                                                                                                                                                                                                                                                                                                   |
| Term              | Negotiable                                                                                                                                                                                                                                                                                                                                    |
| Property Features | <ul style="list-style-type: none"><li>• Prime Downtown Halifax location</li><li>• Steps from Spring Garden Road and major pedestrian corridors</li><li>• Exceptional walkability and transit access</li><li>• Strong daytime and evening customer traffic</li><li>• Suitable for a variety of retail, service, and hospitality uses</li></ul> |

## Key Highlights



Fully customizable retail space



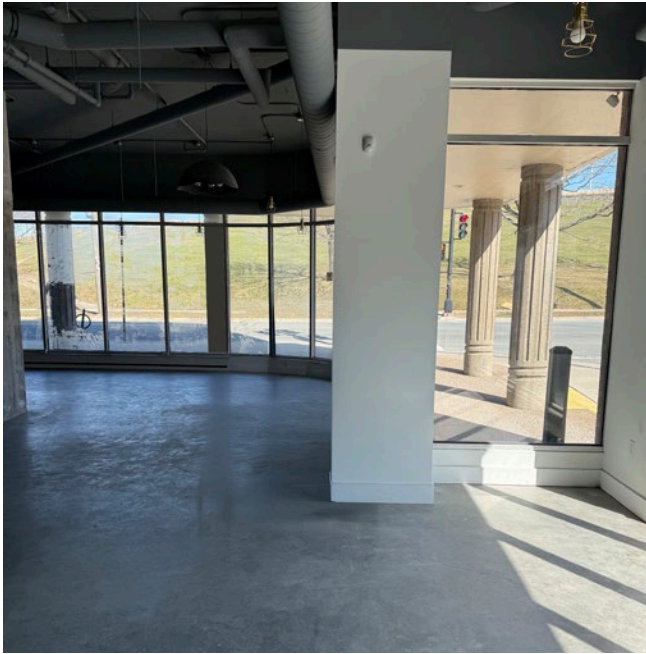
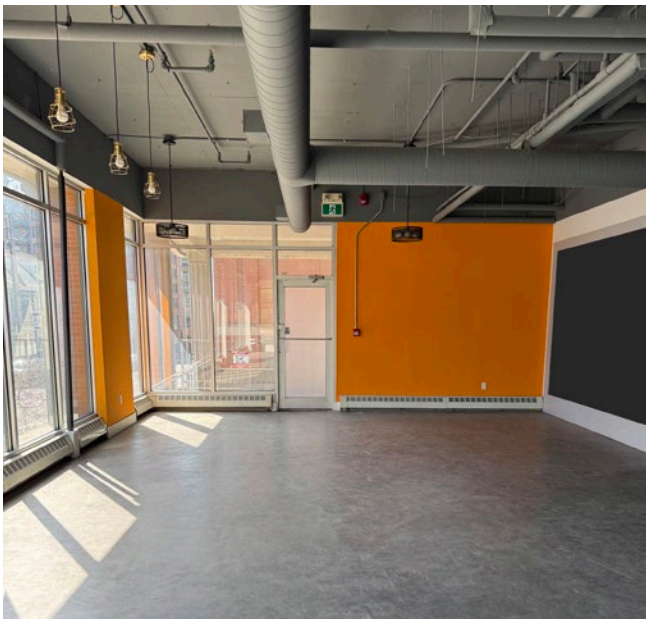
Floor-to-ceiling storefront windows



Strong foot & vehicular traffic



Maximum exposure in a corner location





Walk Score

Walker's Paradise

100



Transit Score

Excellent Transit

74



Bike Score

Very Bikeable

76

\*Scores are rated out of 100. Source: walkscore.com

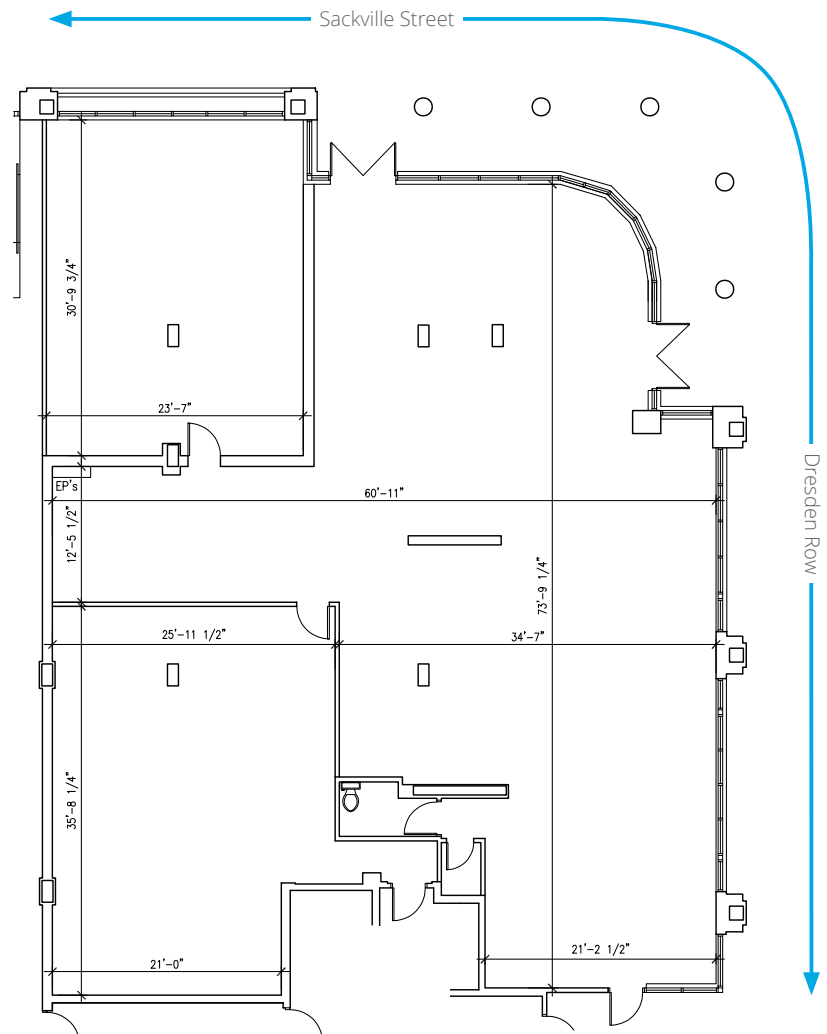


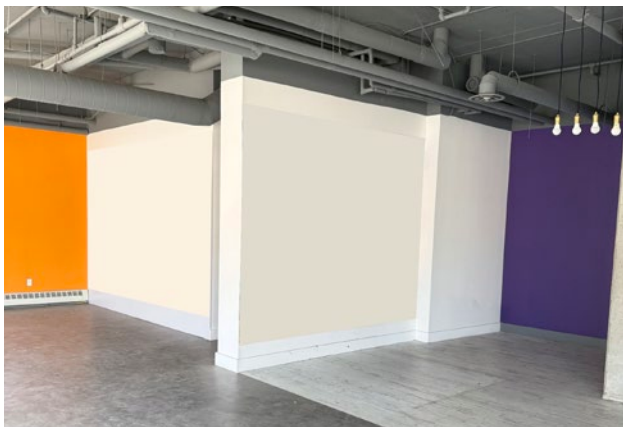
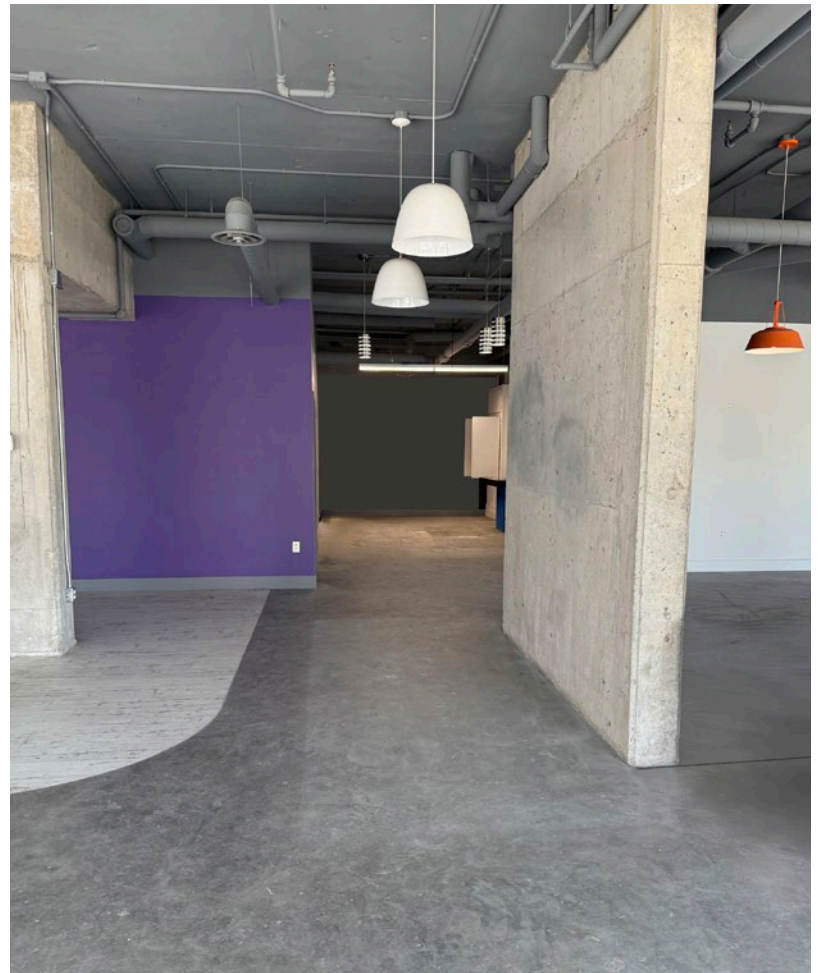
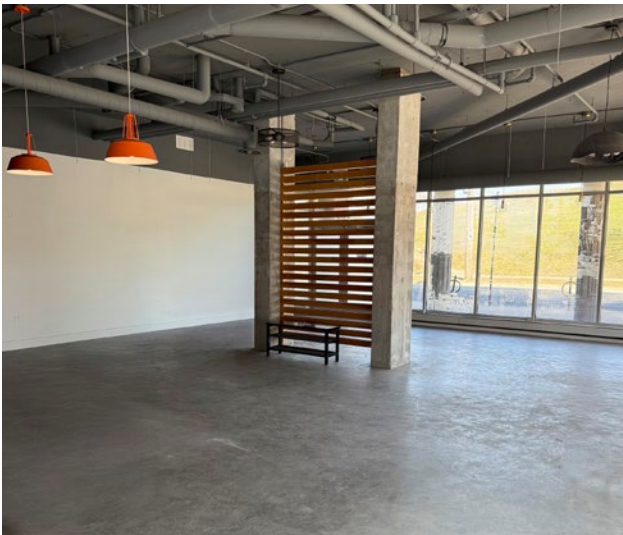
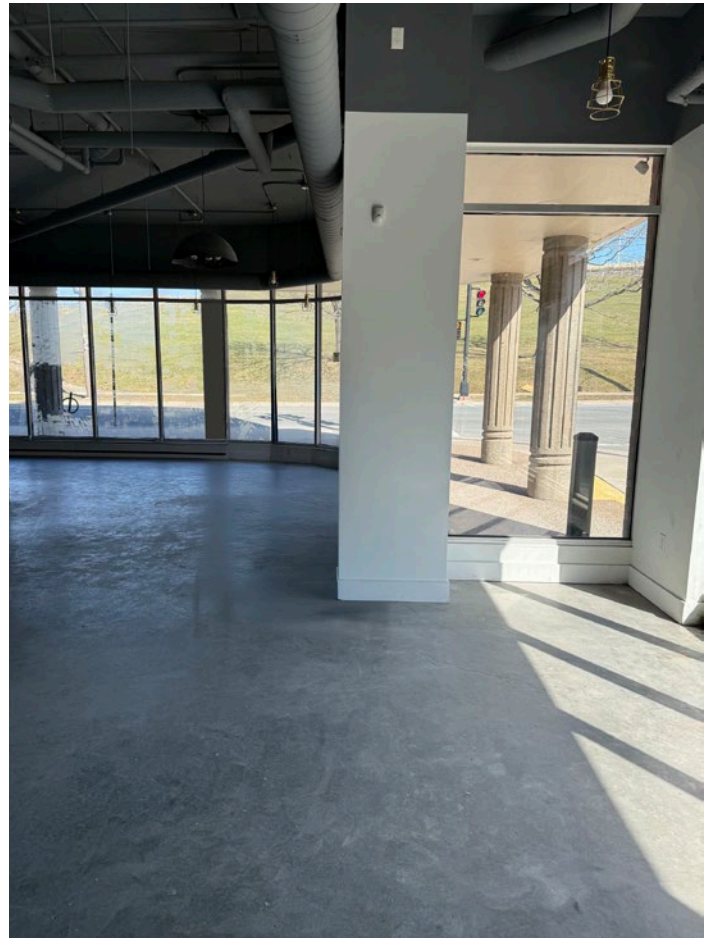
# Floor Plan

## Space Features

**4,549 SF available**

- Prime downtown Halifax location
- Spacious open concept layout allowing for a fully customizable space
- Exposed ceilings with drop lighting create a modern design with an industrial feel
- Floor-to-ceiling retail windows create fantastic natural lighting
- Expansive frontage on Sackville Street & Dresden Row
- Corner exposure in a very high traffic location
- Perfect for numerous retail / commercial uses







# Area & Amenities



## Demographics 5 km Radius



Current (2025)  
population

**174,642**



Projected (2035)  
population

**200,361**  
(+2.8%)



Daytime  
population

**231,247**



Average  
household  
income

**\$100,117**



Average  
Age

**39.6**





## 5536 Sackville Street | Halifax, NS

### **Greg Taylor, SIOR**

Managing Director | Broker  
+1 902 422 1423 (Direct)  
+1 902 233 6298 (Mobile)  
[Greg.Taylor@colliers.com](mailto:Greg.Taylor@colliers.com)

### **Linda Harrie**

Senior Vice President | Sales and Leasing  
+1 902 425 4396 (Direct)  
+1 902 830 3360 (Mobile)  
[Linda.Harrie@colliers.com](mailto:Linda.Harrie@colliers.com)

### **Colliers Nova Scotia**

220-238 Brownlow Avenue  
Dartmouth, NS B3B 1Y2  
+1 902 422 1422 (Direct)  
[collierscanada.com/halifax](https://collierscanada.com/halifax)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and / or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Nova Scotia) Inc., Brokerage.